

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
MARCH 10, 2016**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, March 10, 2016 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Kimberly Moore-Dudley, Acting Chair; Tyler Quinn; Horace Sturdivant; Robert Kollar; and Carolyn Biggerstaff. Staff present included: Elizabeth Benton, Cheryl Lilly, Barbara Harris, Mark Wayman and Inspectors Don Sheffield, Donald Foster, Jarod LaRue, Brad Tolbert, Roddy Covington, Rich Stovall, and Roy McDougal. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

Acting Chair Moore-Dudley explained the rules and procedures of the Minimum Housing Standards Commission.

1. APPROVAL OF MINUTES FROM FEBRUARY 11, 2016 MEETING:

Mr. Sturdivant moved approval of the February 11, 2016 meeting minutes as written, seconded by Mr. Quinn. The Commission voted 4-0-1 in favor of the motion. (Ayes: Moore-Dudley, Quinn, Biggerstaff, Sturdivant. Nays: None. Abstain: Kollar.) Mr. Kollar was absent at the February, 2016 meeting and abstained from the vote.

2. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Elizabeth Benton, Compliance Code Coordinator, noted the following changes in the agenda:

Item 6: 1204 Bellevue Street – This property is in compliance and is being removed from the agenda.

Item 13: 1239 Randolph Avenue – This property is in compliance and is being removed from the agenda.

Item 14: 3630 Flint Street – It was noted that the correct address for this property is 3630 Flint Avenue.

3. SWEARING-IN OF CITY STAFF TO TESTIFY:

City staff was sworn as to their testimony in the following matters.

4. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

Property owners and citizens were sworn as to their testimony in the following matters.

CONTINUED CASES:

- 5. 1104 Lexington Avenue** (Parcel #0005787) Golden Wolf, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. **Requesting an Order to Demolish.** Continued from October 8, 2015; December 10, 2015; January 14, 2016; and February 11, 2016 meetings. **(CONTINUED UNTIL MAY 12, 2016 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected February 12, 2015. The hearing was held April 21, 2015 and an Order to Repair was issued on April 22, 2015. The Order expired May 22, 2015. The property did not have to be secured; there are children in the area; and there has been no history of police complaints.

Scott Gardner, 102 East Brentwood Road, indicated that slow progress is being made due to their attempt to maintain the character of the house and the recent bad weather. They are making repairs to the walls,

ceiling, plaster, front porch, plumbing work and other items on the violations list. They have made repairs to the rotten floors on the inside and the roof has been reshingled. Duke Energy and Piedmont Natural Gas have been out to the property. He estimated a completion date in 60-90 days if there is good weather.

Inspector Sheffield stated that there are no permits for this property. Mr. Gardner plans to check with the contractor regarding the status of permits.

Mr. Sturdivant moved to continue this matter until the May 12, 2016 meeting, seconded by Mr. Quinn. The Commission voted 5-0 in favor of the motion. (Ayes: Moore-Dudley, Quinn, Biggerstaff, Sturdivant, Kollar. Nays: None.)

6. **1204 Bellevue Street** (Parcel #0003316) Thomas McFadden, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert. Continued from September 10, 2015; December 10, 2015; and January 14, 2016; and February 11, 2016 meetings. **(REMOVED DUE TO COMPLIANCE)**
7. **1543 Lovett Street** (Parcel #0008772) Matthew Richard Durham, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal. Continued from July 14, 2015; October 8, 2015; December 10, 2015; and February 11, 2016 meetings. **(CONTINUED UNTIL MAY 12, 2016 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected July 7, 2014. The hearing was held August 6, 2014 and an Order to Repair was issued on the same day. The Order expired September 5, 2014. The property did not have to be secured; there are children in the area; there is a school nearby; and there has been no history of police complaints.

Rick Durham, 8132 Mabe Marshall Road, Summerfield, North Carolina, is the property owner. He explained that he has been looking for a HVAC installer to work on the small gas heater. Inspector McDougal clarified the situation with permits and Mr. Durham indicated he is continuing to look for a plumber to do the necessary work.

Mr. Quinn moved to continue the case until the May 12, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. The Commission voted 5-0 in favor of the motion. (Ayes: Moore-Dudley, Quinn, Biggerstaff, Sturdivant, Kollar. Nays: None.)

8. **2118-A Everitt Street** (Parcel #0013501) LSS Land Trust, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from February 11, 2016 meeting. **(CONTINUED UNTIL MAY 12, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on July 17, 2015. The hearing was held on August 18, 2015. The Order to Repair was issued on the same day and expired on September 17, 2015. The City did not have to secure the property. There are children living in the area; there is not a school located nearby; and there is no history of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, staff is requesting an Order to Repair.

A representative from Wrenn Zealy Properties, 1403 Sunset Drive, stated that they took over this property on February 8, 2016. He has met with the Inspector to discuss issues with this property. Three contractors have looked at the property and two bids have been made. He is waiting on the third bid and requested a continuance to review the bids. Based on the bids in hand, he estimated it will take a minimum of 60 days to bring the property into compliance.

Mr. Quinn moved to continue the case until the May 12, 2016 meeting, seconded by Ms. Biggerstaff. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Biggerstaff, Quinn, Kollar, Sturdivant. Nays: None.)

9. **3503 Lewiston Road** (Parcel #0096167) Heirs of Roberta L. Morris, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Donald Foster. Continued from August 13, 2015 and October 8, 2015 meetings.
(CONTINUED UNTIL APRIL 14, 2016 MEETING)

Compliance Coordinator Benton stated that this property was initially inspected May 7, 2013. The hearing was held November 4, 2014 and an Order to Repair was issued on December 16, 2014. The Order expired January 16, 2015. The property did not have to be secured; there are no children in the area; and there has been no history of police complaints. Based on the estimated cost of the remaining repairs against the tax value of the property, staff is requesting an Order to Repair.

Glen Morris, 2216 Flora Vista Court, updated members on his cousin's property and reported that the floors will be ripped up and two commodes will be installed later in the week. The plan is to go beyond the required repairs and totally rehabilitate the property. There is still much to do although some violations have been addressed.

Inspector Foster indicated no concerns and said that work is continuing on the property. The owner is in poor health and they are doing what they can, given the circumstances.

Acting Chair Moore-Dudley commented that some of the violations are small and can be easily addressed. Mr. Morris plans to correct the items to a point where the property can be removed from the Minimum Housing Standards agenda. He requested a current list of repairs so that Inspector Foster can meet him at the property to review the items.

Mr. Sturdivant moved to continue this case until the April 14, 2016 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Biggerstaff, Quinn, Kollar, Sturdivant. Nays: None.)

10. **3515 Carrington Street** (Parcel #0026435) Charles and Joelle Kuhlman, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from October 14, 2015 and December 10, 2015 meetings.
(CONTINUED UNTIL MAY 12, 2016 MEETING)

Compliance Coordinator Benton stated that this property was initially inspected June 4, 2014. The hearing was held July 1, 2015 and an Order to Repair was issued on that day. The Order expired July 31, 2015. The property did not have to be secured; there are children in the area; and there has been no history of police complaints. Based on the revised estimated cost of the remaining repairs against the tax value of the property, staff is requesting an Order to Repair.

Charles Kuhlman, 4408 Millpoint Road, said that the sheetrock work has been completed since the last meeting. The final painting is 95 percent complete on the inside and he plans to call in the final for the electrical work next week. The next step will be to put the flooring down. He estimated 60 days to complete the repairs.

It was noted that an electrical permit has expired and needs to be re-pulled. There are active mechanical, building, and plumbing permits on this property.

Mr. Quinn moved to continue this case until the May 12, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Biggerstaff, Quinn, Kollar, Sturdivant. Nays: None.)

- 11. 4433 Anderson Street (Parcel #0056432)** Ronald E. Miller, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. Continued from September 9, 2014; November 13, 2014; January 13, 2015; February 10, 2015; April 14, 2015; May 12, 2015; October 8, 2015; and January 14, 2016 meetings.
(CONTINUED UNTIL MAY 12, 2016 MEETING)

Ronald Miller, 4151 Courtland Road, is the owner of this property. Jennifer Freeman, 300 West Washington Street, City of Greensboro, gave an update on this property. Mr. Miller's application for the City's rehabilitation program has been approved and she requested a continuance to complete their work write-up for the project and solicit bids for contractors to determine costs. She explained that the rehab process can take from four to six months to complete.

Mr. Sturdivant moved to continue this case until the May 12, 2016 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Biggerstaff, Quinn, Kollar, Sturdivant. Nays: None.)

Responding to a question about the value of this property, Barbara Harris, Neighborhood Development Director for the City of Greensboro, stated that this situation is the perfect intersection of code enforcement and housing rehabilitation in Greensboro. The goal is to save every house possible, especially those that house people of low to moderate income. The current value of this property is not great because of its current condition but this is an opportunity that will keep the homeowner living in their home. As a result, the tax base is stabilized across the community and it helps the City's goal of keeping citizens housed. Sometimes more is invested into a property than it may appear to be reasonable but that often results in stabilizing neighborhoods.

- 12. 2906 Vandalia Drive (Parcel #0048307)** Noah V. Rogers, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Brad Tolbert. Continued from January 14, 2016 and February 11, 2016 meetings. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on April 1, 2015. The hearing was held on April 1, 2015. The Order to Repair was issued on April 14, 2015 and expired on May 14, 2015. The City did not have to secure the property. There are children living in the area but there is not a school located nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order of Demolition.

There was no one present to speak on the property. Inspector Tolbert commented that six weeks have passed since he last heard from the owner. The foundation of this house has blown out and the owner has shown no interest in working with staff or the Inspector.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Biggerstaff, Quinn, Kollar, Sturdivant. Nays: None.)

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was March 7, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations includes all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; bedrooms must have a door and interior lock; screens required on exterior doors; screens required on windows; screens on doors should be self-closing and latching; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; crawl space doors are rotten; flashing required around

chimney; foundation walls have ventilation that is not maintained or missing; roof drains, gutters, and downspouts shall be maintained in good repair and free of obstruction; exterior walls shall be free of holes, breaks and loose or rotting materials; foundation walls shall be maintained plumb and free from cracks, holes or structural defects; exterior walls shall be free of holes, breaks and loose or rotting materials; rotten flooring must be repaired; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; cracked or missing electrical outlet cover; missing connector on water heater; missing smoke detectors; carbon monoxide detector required; interior doors difficult to operate; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing fixtures leak; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; plumbing fixture/toilet loose/not properly secured; ceiling contains holes, rotten and/or in disrepair; walls have structural member unable to support imposed load; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; rotten roof sheathing; and all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight.

Acting Chair Moore-Dudley stated that the property involved in this matter is located at **2906 West Vandalia Drive** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

13. **1239 Randolph Avenue** (Parcel #0003148) Margaret and Fred Freeman, Ruby Alston, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Order to Repair.** Inspector Brad Tolbert. Continued from December 9, 2014; February 10, 2015; April 14, 2015; June 9, 2015; and January 14, 2016. **(REMOVED DUE TO COMPLIANCE)**

NEW CASES:

14. **3630 Flint Street (Parcel #044543)** Heirs of Dorothy B. Butler, Owners. In the Matter or Order to Repair, Alter or Improve Structure. **Requesting Order to Repair.** Inspector Jarod Larue. **(CONTINUED UNTIL MAY 12, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on August 6, 2015. The hearing was held on September 29, 2015. The Order to Repair was issued on November 2, 2015 and expired on December 2, 2015. The City did have to secure the property. There are children living in the area there is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order of Repair.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was March 7, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include power not on at time of initial inspection; unsafe electrical wiring; missing smoke detector; carbon monoxide detector required; utilities for heat, either gas or electric, were not on at time of inspection; water not on at time of inspection; unclean

and unsanitary floors, ceilings and/or walls; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; windows are required to have an approved sash locking device; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; exterior walls not weatherproof; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; water heating facilities shall be properly installed and maintained; and a functioning HVAC system is required.

John Benjamin, 1115 Rosewood Street, Raleigh, North Carolina is an Attorney representing the lender in this matter. The lender has a lien on this property. They have been working with the Inspectors and have obtained estimates to determine the cost of repairs. The bank has secured the property and cleaned the debris around the house. He requested a continuance of 60 days to be able to return and update the Commission on the status of the property. Inspector LaRue confirmed that the property has been cleaned up on the exterior and is secure.

Mr. Quinn moved to continue this case until the May 12, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Quinn, Sturdivant, Biggerstaff, Kollar. Nays: None.)

- 15. 3104 Summit Avenue, Units A-M** (Parcel #0032353) Basil and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Orders to Repair.** Inspector Jarod LaRue. **(CONTINUED UNTIL APRIL 14, 2016 MEETING)**

Inspector Jarod stated that he just spoke with Ms. Agapion who informed him that she did not receive notice of this hearing. Had she received notice, she would have been present. She was unable to send someone else to speak on the property.

Staff indicated that notice was published, mailed first class and certified. However, it is difficult to receive the return green cards for this meeting. It is not possible to ascertain if Ms. Agapion was properly served notice.

Howard Taylor, 1700 Twain Road, lives one block from the Summit Avenue apartments. He said that the residents of O'Henry Oaks are pleased to see a much higher level of repair activity on these apartments. The appearance of the apartments has already improved and they would like to see this level of repair continue until all violations are closed. He indicated that the residents of O'Henry Oaks would like a written monthly report depicting the following data for each of the 3100, 3102, and 3104 buildings: (1) the number of code violations currently open; (2) the number of code violations that have been closed; and (3) the number of units that are currently occupied. This would make it easier for O'Henry Oaks to follow the activities taking place.

It was noted that information on the number of code violations that have been closed and those that remain open is available to the public; however, it will be difficult to provide information on occupancy because it is not the City's legal right to ask if properties are occupied once violations are closed.

Mr. Quinn moved to continue this case until the April 14, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Quinn, Sturdivant, Biggerstaff, Kollar. Nays: None.)

- 16. 405 Lowdermilk Street** (Parcel #0022152) Barbara Beal, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Order to Demolish.** Inspector Rich Stovall. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on August 14, 2015. The hearing was held on September 21, 2015. The Order to Repair was issued on September 21, 2015 and expired on October 1, 2015. The City did have to secure the property. There are children living in the area and there is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order of Demolition.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was March 7, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include unsafe electrical wiring; missing and inoperable smoke detectors; carbon monoxide detector required; power not on at time of inspection; duct system must be capable of performing required function; utilities for heat—gas/electric not on at time of inspection; the owner of a structure shall provide and maintain all plumbing facilities and fixtures and each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; kitchens are required to have a minimum of 3 feet clear passageway between counter fronts and appliances or walls; kitchens shall contain enough space to store, prepare, serve and dispose of foods in a sanitary manner; unclean and unsanitary floors, ceilings and/or walls; structural members of wall unable to support imposed load; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; rotten flooring must be repaired; loose floor covering must be repaired or replaced; rotten roof sheathing; roof not properly anchored; structural member of roof not able to support nominal load; structural members of roof are rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; and interior walls/vertical studs seriously list, lean or buckle to an extent as to render the building unsafe.

There was no one present to speak on the property. Staff has received no contact from the owner regarding this property.

Mr. Sturdivant moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Biggerstaff, Quinn, Kollar, Sturdivant. Nays: None.)

Acting Chair Moore-Dudley stated that the property involved in this matter is located at **405 Lowdermilk Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 17. 3910 Eastland Avenue** (Parcel #0079438) David M. Odom, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Order to Demolish.** Inspector Rich Stovall.
(INSPECTOR UPHELD)

Compliance Coordinator Benton stated that this property was initially inspected July 26, 2016 and it is a Chapter 17 structural nuisance case. The Inspector found that the building is in such a state of disrepair and dilapidation that the building is dangerous to life, health, and surrounding properties unless it is immediately repaired or demolished. The conditions of the walls, floors, and roof are in such a state of disrepair that the building constitutes a health and safety hazard. The cost of repair to bring the building into

compliance with the Housing Code is greater than 65 percent of its value. She explained that when this order of violation is issued, the matter is sent directly to the Minimum Housing Commission for a hearing. Today's hearing serves as the initial hearing for this case. The Order was issued and sent to the owner on February 16, 2016. The owner contacted Compliance Coordinator Benton earlier in the week stating he would not be able to attend this hearing as he is having surgery during the week. He indicated his intention to demolish the property. He was asked about a timeline for demolition but he did not provide one.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was February of 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; all stairs, landings, balconies, porches, decks, ramps or other walking surfaces more than 30" above floor or grade level shall have guardrails; guardrails shall be at least 30" in height; steps are rotten or in disrepair; power not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; walls have structural members unable to support imposed load; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; rotten roof sheathing; roof not properly anchored; structural members not able to support nominal load; structural members rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; screens required on doors; replace missing or damaged glass; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; interior walls/vertical studs seriously list, lean or buckle to an extent as to render the building unsafe.

Mr. Quinn moved to uphold the Inspector, seconded by Mr. Kollar. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Kollar, Quinn, Sturdivant, Biggerstaff. Nays: None.)

Acting Chair Moore-Dudley stated that the property involved in this matter is located at **3910 Eastland Avenue** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

REQUEST TO RESCIND PRIOR COMMISSION RESOLUTION FOR DEMOLITION CASES:

18. 2422 West Florida Street (Parcel #0016389) Gerardo Plata, New Owner. Repaired by Owner. (RESCINDED)

Mr. Quinn moved to rescind 2422 West Florida Street, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Moore-Dudley, Kollar, Quinn, Sturdivant, Biggerstaff. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 2:43 p.m.

Respectfully submitted,

Kimberly Moore-Dudley
Acting Chair, City of Greensboro Minimum Housing Standards Commission

KMD: sm/jd